



APPLICATION OVERVIEW
SKETCH PLAN REVIEW
ARTICLE 7, SECTION 7.3

DRB DOCKET #:	DRB-20-10
APPLICANT(S):	VRV Living Trust
CONSULTANT(S):	Barnard & Gervais, LLC
PROPERTY ADDRESS (PARCEL ID CODE):	32 Downes Road (DW032)
ZONING DISTRICT(S):	Rural Residential and Soil & Water Conservation
INITIAL FILING DATE:	Tuesday, August 25, 2020
APPLICATION COMPLETION DATE:	Tuesday, August 25, 2020
SCHEDULED MEETING DATE:	Monday, September 21, 2020
PROJECT DESCRIPTION:	The Applicant is seeking a 2-Lot subdivision relating to land at 32 Downes Road (DW032).
MOST RELEVANT ULUDR SECTIONS:	§ 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.2 (Sketch Plan Review).
REASON FOR CONDITIONAL USE REVIEW:	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Sketch Plan Review Meeting is meant to be an informal process to identify potential issues prior to the Applicant(s) expending a lot of resources on a project.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended thru December 18, 2018 will APPLY .
STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> No State permits have been obtained at this time.
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> Grant's Landing will need to be widened in conformance with § 3.2 and the Road Ordinance. The proposed subdivision could potentially fail to satisfy the frontage requirements of the underlying zoning districts (§ 3.7). The proposed Lot 2 is likely to be irregular (§ 8.2.F). The Board should consider requiring additional information relating to stormwater and erosion.